030.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,067,300 / 1,067,300
					USE VALUE:	1,067,300 / 1,067,300
					ASSESSED:	1,067,300 / 1,067,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS MARY A/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	66 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3211 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6591.000	568,200	4,900	494,200	1,067,300
Total Card	0.151	568,200	4,900	494,200	1,067,300
Total Parcel	0.151	568,200	4,900	494,200	1,067,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.39 /Parcel: 332.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20676

GIS Ref

GIS Ref

Insp Date 09/21/17

!2491!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	568,200	4900	6,591.	494,200	1,067,300		Year end	12/23/2021
2021	104	FV	542,700	4900	6,591.	494,200	1,041,800		Year End Roll	12/10/2020
2020	104	FV	542,700	4900	6,591.	494,200	1,041,800	1,041,800	Year End Roll	12/18/2019
2019	104	FV	415,100	4900	6,591.	525,100	945,100	945,100	Year End Roll	1/3/2019
2018	104	FV	415,100	4900	6,591.	383,000	803,000	803,000	Year End Roll	12/20/2017
2017	104	FV	365,300	4900	6,591.	333,600	703,800	703,800	Year End Roll	1/3/2017
2016	104	FV	365,300	4900	6,591.	284,200	654,400	654,400	Year End	1/4/2016
2015	104	FV	326,100	4900	6,591.	278,000	609,000	609,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:35:11

LAST REV

Date	Time
05/02/18	08:15:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2491

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS THOMAS	70475-199		1/5/2018	Convenience	1	No	No		Thomas--> 50% of his 1/3 interest
SIMMONS MARY A,	56989-453		6/15/2011	Convenience	1	No	No		Remainder Robert F , Joseph P, James M & Davi
SIMMONS RICHARD	30220-552		5/27/1999	Convenience	1	No	No		
	11350-350		6/29/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	263	Porch	5,500	C				
7/27/2007	632	Manual	12,150					remove and rebuild

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2017	Inspected	PH	Patrick H
8/11/2017	MEAS&NOTICE	HS	Hanne S
2/29/2012	Inspected	BR	B Rossignol
4/29/2009	Meas/Inspect	189	PATRIOT
2/22/2000	Mailer Sent	263	PATRIOT
2/22/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6591		Sq. Ft.	Site		0	80.	0.94	1									494,183						494,200	

Total AC/HA:	0.15131	Total SF/SM:	6591	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	494,183	Spl Credit		Total:	494,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97700089
Const Adj.:	0.98696071
Adj $ / SQ:	173.567
Other Features:	143000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772035
Depreciation:	203817
Depreciated Total:	568218

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

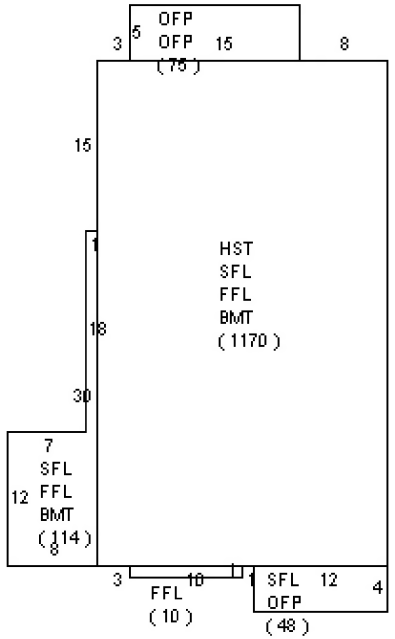
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	173.57
Special Features:	0	Val/Su Net:	121.07
Final Total:	568200	Val/Su SzAd	176.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,332	173.570	231,191
FFL	First Floor	1,294	173.570	224,596
BMT	Basement	1,284	52.070	66,858
HST	Half Story	585	173.570	101,537
OFP	Open Porch	198	24.510	4,853

Net Sketched Area: 4,693 | Total: 629,035

Size Ad 3211 | Gross Area 5278 | FinArea 3211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900